

MINUTES
Housing Authority of the Town of Darien
November 23, 2010

A Regular Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, November 23, 2010 in Room B1 of the Darien Town Hall.

Present were: Commissioners Jennifer Schwartz, Cynthia Ashburne, Joe Warren and Jan Raymond; Executive Director, Kathryn Molgano. (Absent – Commissioner Kass Bruno).

Minutes from the Special Meeting of September 28, 2010 were approved without objection.

Paid Bills Reports for MR36 and E187 for November 2010 were approved on a motion by Joe Warren.

On a motion by Joe Warren, the Commissioners unanimously approved the 2011 Meeting Schedule (attached).

The Commissioners voted unanimously to approve the 2011 landscaping contract for Old Town Hall Houses proposed by DLTC Landscape Contractors (motion by Jan Raymond).

The Commissioners voted unanimously to approve the 2011 snowplowing contract for Old Town Hall Houses proposed by Greg Twardy, and the 2011 snowplowing contract for 20 Allen-O'Neill Drive Apartment Building proposed by Allscape, Inc. (subject to clarification of terms), motion by Cynthia Ashburne.

Executive Director's Report: Kathryn Molgano reported the following:

Home Inspections for Old Town Hall Houses and Allen-O'Neill Homes were completed and inspection reports have been mailed to all residents. During the inspections at OTHH, the age and condition of the ranges and refrigerators was inventoried, and subsequent to the inspections four of the older ranges were replaced.

Fire Alarm Inspections at OTHH: Technicians from Simplex-Grinnell experienced trouble with the alarm system and will return on Monday, November 29th to complete the inspection of smoke alarms in each of the apartments. DHA will obtain further information from Simplex on the source of the trouble.

OTHH: A first floor, one bedroom unit will become vacant by December 1st. The Housing Authority will undertake renovations to this unit. Holiday Party: The Housing Authority will provide funds for a holiday party for the residents at OTHH. These funds will come from the proceeds of Mary Kay's rental of the Community Room. Darien Social Services is working with the residents to plan and carry out the party.

Redevelopment Update: Jennifer Schwartz presented and provided a detailed discussion of the Draft Memorandum of the Tax Abatement Agreement for the AON Redevelopment Project to the Selectmen at their November 15th meeting. In response to questions raised by the BOS, the proposed tax payment schedule, which is based on the attrition rate of the current AON residents, will be revised to provide for an accelerated tax payment schedule if the actual attrition rate exceeds the projected rate. The draft will also be revised to include a definition of the "construction period". The revised draft will be forwarded to the BOS as soon as possible. Ms. Schwartz expressed DHA's request that the matter be moved to the Rules Committee of the RTM by January.

Commissioner Jan Raymond proposed that the Commission consult with the development team to see if there are areas in which construction costs could be further reduced so that DHA could reduce the amount of tax credits on its 2011 application.

Allen-O'Neill Resident Association: No report
Senior Resident Association: No report

On a motion by Joe Warren, the Commission voted to add an Executive Session to the agenda for the purpose of discussing personnel matters. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

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Kathryn Y. Molgano
Executive Director
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November 24, 2010

Mrs. Donna Rajczewski
Town Clerk
Darien Town Hall
2 Renshaw Road
Darien, CT 06820

Re: 2011 Meeting Dates

Dear Mrs. Rajczewski:

Following is a list of meetings scheduled for the Commissioners of the Housing Authority of the Town of Darien for calendar year 2011. Meetings are scheduled for the fourth Tuesday of each month at 7:30 p.m. as indicated below in the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Please note that there is no meeting scheduled for December.

January 25, 2011	Annual Meeting with election of officers	Room B-1
February 22, 2011	Regular Meeting	Room B-1
March 22, 2011	Regular Meeting	Room B-1
April 26, 2011	Regular Meeting	Room B-1
May 24, 2011	Regular Meeting	Room B-1
June 28, 2011	Regular Meeting	Room B-1
July 26, 2011	Regular Meeting	Room B-1
August 23, 2011	Regular Meeting	Room B-1
September 27, 2011	Regular Meeting	Room B-1
October 25, 2011	Regular Meeting	Room B-1
November 22, 2011	Regular Meeting	Room B-1

Sincerely,

Kathryn Y. Molgano
Executive Director

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